

MINUTES  
SHERWOOD MIDDLE SCHOOL BUILDING COMMITTEE  
October 26, 2004

Members Present: Henry Fitzgerald, Katherine Nash, John Lebeaux, Robert Cox, Anthony Bent, Richard Carney, Daniel Morgado

Also: Michael Pagano, Catherine Crockett , Scott Libby, Daniel Costello, Patrick Collins,

Meeting called to order at 7:00 PM.

On a motion by Mr. Carney, second by Mr. Cox, the minutes of September 28, 2004 were accepted.

On a motion by Ms. Nash, second by Mr. Lebeaux, the Committee voted to authorize payment of the following bill schedules:

LPA	\$12,662.50
PMA	\$8,610.00

Mr. Libby presented to the Committee his written report dated October 26, 2004. Attention was directed to the open action items and key scheduling issues listed therein. The existing conditions assessment will be delivered over the next week. Contracts and notices to proceed have been issued to the geotechnical and survey contractors. The School Committee is on schedule to vote on the program at their meeting on November 17<sup>th</sup>.

Dr. Bent advised that a consensus has been reached on the grades 5 & 6 program (with some flexibility) and on the sizing of the school being for 1200 students. He was clear that short of double sessions, the thought of a student drawdown to assist in the addition/renovation was not possible. Discussion centered on the additional time and costs associated with renovating a building fully occupied.

Mr. Morgado reviewed his October 22, 2004, memo to the Committee relative to the design development budget. Changes in the scope of the project from that originally envisioned a year ago have resulted in a need for additional funding beyond the \$485,000 made available in May. Mr. Libby advised that his preliminary review of fee proposal of LPA indicated that the proposal was fair and reasonable based upon the current construction environment and complexity of the design question being proposed. He indicated that \$120 sf renovation costs and \$200 sf new construction costs are what can be expected. With the increase of 100 students to 1200 that a construction cost of \$29 (add/reno) to \$36 (new) Million was realistic (these costs do not include FF&E, A/E and other expenses).

The Committee focused on the need to undertake a broader study of addition/renovation options to include the free standing building option. The cost of this extra study of options is projected at \$125,000 and would become part of an expanded design development process. Mr. Morgado raised the issue of starting a study without enough funding to deliver design development as proposed in May. The option of not bringing the project to 30% design development documents was discussed as a means of staying with the \$485,000 budget. The problem with less than 30%

documents is that the construction estimate becomes very suspect and more of a range of probable cost. Consensus was to proceed with this extra study as part of the design development process to provide to Town Meeting a better sense of direction in solving the problem presented as opposed to just seeking more funds and having nothing to report.

These discussions lead to a review of the recent meeting several involved parties had with Mr. Brooks of Treasurer Cahill's office. It was clear from Mr. Brook's comments that communities that proceed with projects in this interim moratorium period were proceeding at risk of not getting fund or being funded on a much limited basis. Mr. Collins reported on the October 1<sup>st</sup> enrollment numbers which have been projected out to indicate that the pressing space problem at Sherwood in 2008 may not materialized thus allowing more time to await the new regulations that will soon govern school construction and construction funding.

On a motion by Mr. Fitzgerald, second by Ms. Nash, the Committee voted to expend the \$125,000 fee to expand the design development process to study broader options to solve the design problem of a 1200 student middle school with a grades 5 & 6 configuration with the finding to be reported to Town Meeting as part of a request for additional funding in order to fully complete the design development process of 30% design documents.

The next meeting of the Committee will be December 14, 2004 at 7:00 PM at the Sherwood Middle School.

Meeting adjourned at 8:15 PM.

Respectfully submitted,

Daniel J. Morgado